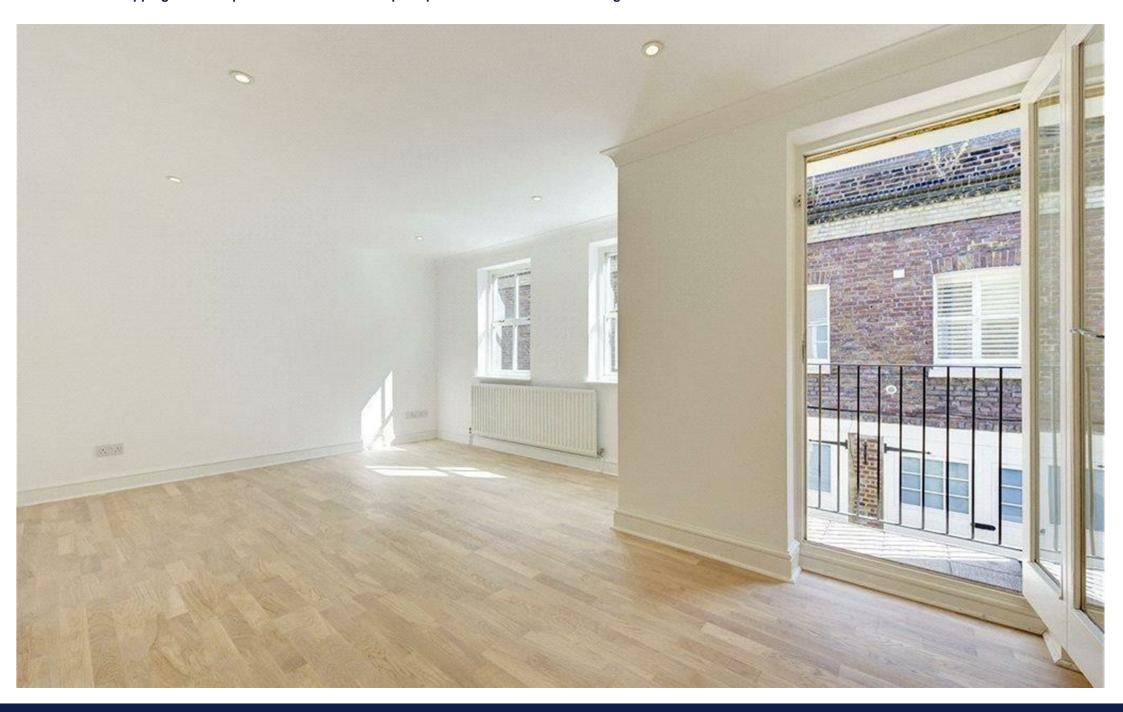


2 Rutland Mews, St John's Wood London NW8 0RF Asking price £999,999 Freehold

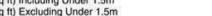


A well-presented 3 bedroom house (approx. 993 sq ft / 92 sq m) located in this gated cobbled mews adjacent to Abbey Road. Arranged over 3 floors, the house benefits from a 19' reception room with access to a balcony, a newly fitted kitchen and a 19' master bedroom suite. Rutland Mews is located with 3/4 mile of St John's Wood High Street with its shopping and transport facilities whilst the open spaces of Primrose Hill and Regents Park are also within a short distance.



Rutland Mews, NW8

Gross internal area (approx.) 92 Sq m (993 Sq ft) Including Under 1.5m 89 Sq m (956 Sq ft) Excluding Under 1.5m



For identification only, Not to Scale

Floor Plan by capital group 020 8671 7722



Second Floor





Ground Floor

First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating **England & Wales** nvironmental Impact (CO₂) Rating (92 plus) 🛕 **England & Wales**

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